

DELEGATED OFFICER REPORT

Application Ref: H/24/97439

Site Address: 25 CLIFTON GARDENS, WEST END, SOUTHAMPTON, SO18 3DA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Relocation of entrance. Single storey side and rear extension with associated fenestration. Outbuilding in the rear garden.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/13803/001/00 - Ground floor rear extension - Permit - 17/05/1982 • H/23/95358 - Side extension inclusive of existing conservatory area. Upgrade of existing garage. - Permit - 17/08/2023 • F/23/96096 - The construction of two additional storeys and front and rear dormers. - Refuse Planning Permission For - 06/12/2023 • F/23/96608 - Single storey front extension, single storey side extension, roof alterations involve raising the roof and adding front dormer to facilitate first-floor accommodation. - Refuse Planning Permission For – 08/03/2024		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations were received concerning the original proposal. One neighbour expressed no objection in principle to the proposed development but requested assurance that the proposed water soakaway would not be located close to their property. Additionally, they raised concerns about the potential impact of the outbuilding on the root system of a large oak tree at the rear. The second representation was an objection, citing concerns about noise and dust from the proposed development in the future, potential harm to the nearby oak tree, and that the outbuilding could result in overdevelopment of the site. Following revisions to the proposal, the neighbours primarily sought clarification and did not raise any further specific comments or objections.		
Parish Council:	None received.		
Tree Consultant:	The Council's Tree Consultant requested arboricultural information prior to the determination of the application. A tree survey was subsequently submitted on 22 July 2024. Upon reviewing the submitted arboricultural report, the Tree Consultant requested that, should the application be granted approval, a condition be imposed requiring the development to accord with the recommendations outlined in the arboricultural report.		

Site Visit:	Yes ☒ No ☐
Details: 19 th October 2023.	

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.
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Assessment: <u>Site context and surroundings</u> 25 Clifton Gardens is a detached bungalow which features a carport and a detached garage on one side, with several outbuildings in the rear garden. The surrounding area is primarily residential, with a mix of property types including detached, semi-detached, and terraced houses. Clifton Gardens is a cul-de-sac that slopes gently from south to north. <u>Proposal</u> The original application proposed the construction of single-storey front, side, and rear extensions to the property, following the demolition of the existing carport, garage, and shed. The proposed single-storey front extension was found to be incongruous with the street scene, given that the application property is one of four identical bungalows within Clifton Gardens, none of which feature a flush front elevation line. Consequently, the agent agreed to remove the proposed front extension from the application. The revised proposal now includes only single-storey side and rear extensions, along with the construction of an outbuilding within the rear garden. Considering potential impacts on the tree roots and the TPO trees behind the rear boundary, as well as concerns regarding the soakaway, the outbuilding's location has been adjusted closer to the host dwelling, in a position similar to that of the existing shed. <u>Principle</u> The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. <u>Character and Design</u> • Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting. • It was noted during the site visit that the application property, along with many neighbouring properties, features several structures to the side of the main
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building, such as carports and detached garages. Therefore, the addition of a single storey side extension to the application property is considered consistent with the established character of the area. Furthermore, since the proposed side extension will be set back from the road, it will not be a prominent feature along the street scene and will not alter the appearance of the street to a harmful degree.

- The proposed single-storey side and rear extensions will form an L-shaped addition to the host dwelling. Both extensions are designed with flat roofs that are in keeping with the existing carport and rear addition of the host property. As such, the proposed extensions are considered to reflect the current character of the site. Additionally, since both extensions are proposed to use materials matching those of the host dwelling, the visual impact will be minimal, and the extensions will integrate well with the existing structure without appearing incongruous.
- The proposed outbuilding also features a flat roof and will measure approximately 4.0m in width, 5.2m in depth, and 2.4m in height. While it is acknowledged that the outbuilding will occupy some space within the rear garden, the demolition of the existing garage and shed offsets this footprint. Therefore, the outbuilding is not considered to constitute overdevelopment of the site.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Given that the neighbouring property at No. 26 has a detached garage along the shared boundary and the neighbouring property at No. 24 has a flat roof rear addition along the other side of the shared boundary, it is not expected that these neighbours will have a clear view of the proposed extensions, or experience a significant difference compared to the current situation where the application site already features some side additions along the shared boundary. Moreover, given the single-storey nature and the positioning of the proposed extensions, they are not considered likely to cause overshadowing, loss of light, or loss of outlook to neighbouring properties.
- Regarding the proposed outbuilding, a condition will be imposed to restrict its use to purposes ancillary to the existing dwelling. This condition aims to prevent any potential change of use that could adversely affect the amenity of neighbouring properties, such as increased noise or traffic.

Trees and landscaping

- The concerns raised by neighbours regarding the potential impacts on surrounding trees and their root systems have been noted. In response to these concerns, the revised position of the outbuilding has been carefully reviewed by the Tree Consultant. The consultant has assessed that, with the revised location, the development is acceptable, provided that all works are carried out in strict accordance with the recommendations set forth in the submitted arboricultural report. To ensure compliance and protect the trees, a condition will be imposed requiring the development to adhere fully to the arboricultural report.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- While the proposed single storey side extension will occupy some space of the existing driveway, it is considered that the existing frontage of the site, along with

the remaining driveway, provides sufficient space to accommodate more than three cars. This exceeds the maximum parking requirement for the property. Therefore, there are no concerns regarding parking provision, and the proposal is considered acceptable in this regard.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐